

Design and Access Statement for Foxvane, 14 Millside Stansted Mountfitchet CM24 8BL

Design principles and context of the application

Foxvane is a Grade 2 listed building, the listing reflects the age of the property and its proximity to Stansted windmill, a scheduled ancient monument. The house has been empty and neglected for some time and the single glazed windows are in poor repair: this impacts both the appearance and the energy efficiency of the property. The house occupies a prominent position next to the windmill and replacement of the windows would enhance its overall appearance whilst being in line with the recommendation in the EPC which rates the single-glazed windows as “very poor” and recommends replacement with double-glazed units. The current EPC rating is E with potential to be B.

To reflect the history of the house and to maintain the appearance whilst enhancing with energy efficient materials, it is proposed to use heritage range replacements which will be indistinguishable in appearance from the originals. Detailed technical drawings for the proposed replacement windows are attached to this application.

Approach to access

Access for the work to be carried out is via the private driveway to the property and any work carried out will not impact neighbours in any way.